



# City of Madison

City of Madison  
Madison, WI 53703  
www.cityofmadison.com

## Meeting Minutes - Draft URBAN DESIGN COMMISSION

*Consider: Who benefits? Who is burdened?  
Who does not have a voice at the table?  
How can policymakers mitigate unintended consequences?*

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Wednesday, October 23, 2024

4:30 PM

Virtual

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### CALL TO ORDER / ROLL CALL

**Present:** 5 - Marsha A. Rummel; Kathryn (Wendy) von Below; Jessica Klehr; Cliff Goodhart and Shane A. Bernau  
**Excused:** 2 - Rafeeq D. Asad and Russell S. Knudson

### APPROVAL OF MINUTES

A motion was made by Klehr, seconded by von Below, to Approve the Minutes of October 9, 2024. The motion passed by voice vote/other.

### PUBLIC COMMENT

1. [81138](#) Public Comment  
None.

### DISCLOSURES AND RECUSALS

None.

### AGENDA OVERVIEW

Jessica Vaughn gave an overview of the projects.

### PUBLIC HEARING ITEMS

2. [84250](#) 2430-2450 E Washington Avenue + 10-16 N Seventh Street - New Multi-Family Building in Urban Design District (UDD) 5. (District 12)  
The motion passed with the following conditions:
  - The lighting plan shall be revised to address the concerns in the staff report and can be administratively reviewed.
  - The landscape plan shall be revised to reflect hardwood bark mulch in all planting beds.
  - Provide a color staining type of finish on the concrete columns in the covered parking area.

A motion was made by von Below, seconded by Bernau, to Grant Final Approval. The motion passed by voice vote/other.

3. [85349](#) 5152 Tradewinds Parkway - New Multi-Tenant Building in Urban Design District (UDD) 1. (District 16)

The motion passed with the following finding and conditions:

- The elevations shall be revised to minimize the raised parapets where possible, and to incorporate the vertical fluted metal panel elements at the down spout locations on the rear elevation, as well as on the building corners.
- The landscape plan shall be revised along the south side of the building to be a double row of perennials that run in front of the shrubs flanking both sides of the doors on the front of the building.
- The landscape plan shall be revised to show at least 6" of soil depth.
- The UDC found the use of metal panel to be an integral part of the building design.

**A motion was made by von Below, seconded by Rummel, to Grant Final Approval. The motion passed by voice vote/other.**

4. [85348](#) 7148 Manufacturers Drive - Comprehensive Design Review of Signage (CDR). (District 17)

This item was approved as a consent item with the finding that all applicable standards are adequately addressed and with all the staff recommendations contained in the report.

**A motion was made by von Below, seconded by Bernau, to Grant Final Approval. The motion passed by voice vote/other.**

#### NEW BUSINESS

5. [85706](#) 110 Belmont Road - Comprehensive Design Review of Signage (CDR). (District 3)

**A motion was made by von Below, seconded by Klehr, to Refer to the URBAN DESIGN COMMISSION meeting of 11/6/2024. The motion passed by voice vote/other.**

#### INFORMATIONAL PRESENTATION

6. [85707](#) 810 & 818 W Badger Rd/2430 S Park St/825 Hughes PI - Mixed-Use Development Including Public Building(s) Located in Urban Design District (UDD) 7. (District 14)

**The Urban Design Commission Received an Informational Presentation**

#### UNFINISHED BUSINESS

7. [84855](#) 619-699 W Mifflin Street - New Multi-Family Residential Building in UMX Zoning. (District 4)

The motion to recommend Initial Approval included the following conditions and recommendations:

- The gates at the unit terraces and fencing, as well as the landscape design at the building corner facing the Depot shall be brought back for Final Approval.
- The Commission noted that the details that the Landmarks Commission requested input on are acceptable as designed, including the windows at the base both in terms of punched

openings rhythm and the appearance of double-hung windows, the stone sills, the recessed banding, and the cornice.

- The Commission also recommends that the chamfer not be included as requested by the Landmarks Commission because it is foreign to the building; it's a small gesture at a two-story level to face the Depot when the remainder of the design works well with the long views/context, and within the other parameters of the design guidelines, and that no additional setback/stepback of the building would be necessary.
- The motion includes a preference for the design Alternate 1 option for the entry canopy, as it feels more suitable/compatible for the overall building design.

**A motion was made by von Below, seconded by Klehr, to Grant Initial Approval. The motion passed by voice vote/other.**

**Ayes:** 3 - Marsha A. Rummel; Kathryn (Wendy) von Below and Jessica Klehr

**Noes:** 1 - Shane A. Bernau

**Excused:** 2 - Rafeeq D. Asad and Russell S. Knudson

**Non Voting:** 1 - Cliff Goodhart

8. [85373](#) 4801 Annamark Drive - Exterior Modifications to an Existing Building in a Planned Multi-Use Site. (District 17)

**A motion was made by von Below, seconded by Bernau, to Grant Final Approval. The motion passed by voice vote/other.**

**SECRETARY'S REPORT**

**SCHEDULE OF MEETINGS**

**BUSINESS BY MEMBERS**

9. [81137](#) 2024 Announcements, Questions and/or Considerations for Future Agendas (no other action to be taken under this item).

Profound gratitude and well wishes to our Chair Extraordinaire, Cliff Goodhart.

**ADJOURNMENT**

**The meeting Adjourned at 7:36 p.m. by unanimous consent.**